

**EXHIBIT A FINDINGS
LRP2010-00006 / VANDERHEYDEN**

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 22, 2015 for this project. Mitigation measures are proposed to address biological resources, geology and soils, public services/utilities, recreation, transportation/circulation, and land use.

Land Use Ordinance/Land Use Element

- A. The proposed amendment is consistent with the Land Use Element and other adopted elements of the general plan because all proposed uses, as limited by the planning area standards, are allowed under Table 2-2 for the Residential Rural land use category. In addition, the proposed amendment is consistent with the Land Use Element because there will be no net increase in development potential and based on water availability limitations and a corresponding deed restriction on agricultural uses, the site is suited to low density rural residential development and not commercially viable for agriculture.
- B. The proposed amendment is consistent with the Land Use Element and other adopted elements of the general plan because the change is consistent with the general goals of the Land Use Element.
- C. The proposed amendment is consistent with the guidelines for amendments to the Land Use Element as follows:
 - a. The proposal will not alter the rural character of the area.
 - b. The proposal is be compatible with the surrounding rural and agricultural uses.
- D. The proposed amendment will protect the public health, safety and welfare of the area residents by allowing for development that is compatible with the existing development of the surrounding area and the county's general plan because it will not result in a net increase in development potential and based on water availability limitations and a corresponding deed restriction on agricultural uses, the site is suited to low density rural residential development and not commercially viable for agriculture